



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 349 Leymoor Road, Huddersfield, HD7 4QQ

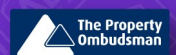
**Asking Price £129,500**

\*SET IN THIS HIGHLY SOUGHT AFTER LOCATION OF GOLCAR\* \*FULLY RENOVATED\* \*THREE DOUBLE BEDROOMS\* A stone built extended front terrace property, set within this much sought after location of Golcar, being fully renovated, finished to a stunning high spec, immaculately presented throughout and high spec fixtures. Ideally positioned for easy access to all the village amenities, local schools and bus routes and great country walks and access easy access to the M62 motorway networks. Boasting gas central heating, double glazing, briefly comprises of: entrance door leads to a reception hallway, spacious lounge with Inglenook fireplace access to a utility room with a separate w/c and an impressive modern fitted kitchen. To the first floor landing: two double bedrooms and newly fitted modern house bathroom. To the second floor: a large double bedroom. Externally flagged frontage with on street parking: A full internal inspection is highly recommended please call the agent today: \*NO CHAIN\* \*NOT TO BE MISSED\*

Viewings are by appointment only, please call the agents ADM RESIDENTIAL today on 01484 644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

UPVC entrance door leading to:

## HALLWAY



Hallway with staircase leading to first floor landing a wall mounted featured radiator, doors leading to:

## BREAKFAST KITCHEN 10'8" x 9'8" (3.25 x 2.95)



A good sized, recently fitted, modern breakfast kitchen with Upvc window to side elevation and chrome effect fixing, featuring a matching range of base and wall mounted units in Gloss White, with wood effect working surfaces, rustic tiled splash back, inset stainless steel sink unit with mixer tap and drainer. Integral Beko electric oven and five ring gas hob with pull out extractor hood over, integral fridge freezer and dishwasher, finished with wood effect vinyl flooring, door leads to:

## MODERN LOUNGE 15'8" x 15'7" (4.78 x 4.75)



A stunning, particularly spacious lounge with a uPVC window to the front aspect, featuring Ingle Nook fire surround with brick back and hearth, a wall mounted featured radiator, T.V point, Telephone point;

## TO THE LOWER FLOOR

Staircase leads to the lower floor, a wall mounted combi-boiler:

## UTILITY ROOM/ STORAGE



A large utility room with uPVC window to the front aspect, featuring fitted base units in high gloss with laminated working surfaces, inset sink unit with mixer tap, stone table, wall mounted gas central heated radiator, finished with laminated wood effect flooring:

### SEPARATE W.C



A separate down stairs cloakroom with a low level flush w/c, finished with a wall mounted radiator:

### TO THE FIRST FLOOR LANDING



The staircase rising to the first floor landing, wall mounted featured radiator, doors leading to:

### BEDROOM ONE



A beautifully appointed double bedroom with a

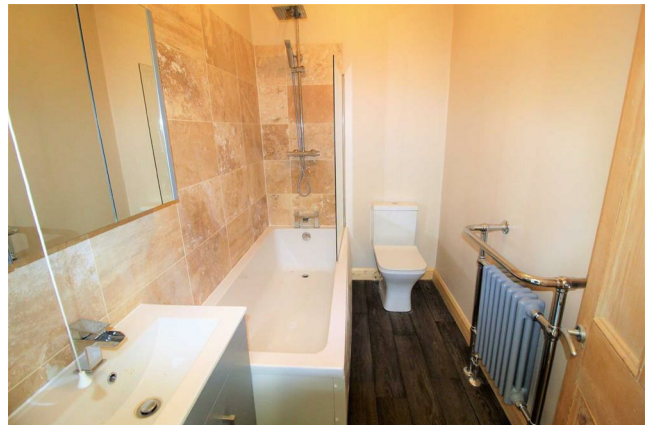
uPVC window to front aspect, wall mounted gas central heated radiator:

### BEDROOM TWO



A second well appointed good sized bedroom with uPVC window to the front aspect, gas central heated radiator:

### BATHROOM 8'5" x 5'2" (2.57 x 1.57)



A recently fitted, partly tiled house bathroom with chrome effect fittings and rustic tiles, comprises of a modern three piece bathroom suite in white, consisting of:- a panelled bath with water fall mains shower over and a splash screen, vanity hand wash basin with water fall tap and a low level flush w/c. Finished with extractor fan, wall mounted featured gas central heated radiator and finished with vinyl effect flooring:

### TO THE SECOND FLOOR

A staircase rising to the second floor attic room:

### **BEDROOM THREE 19'10" x 11'5" (6.05 x 3.48)**



This is a good sized attic room with velux window to front aspect and Upvc window to the side elevation, wall mounted radiator ample power points: ,

#### **EXTERNALLY**

Externally the property offers astro turfed area, with stone wall boundaries and wrought-iron gated access, on street parking.

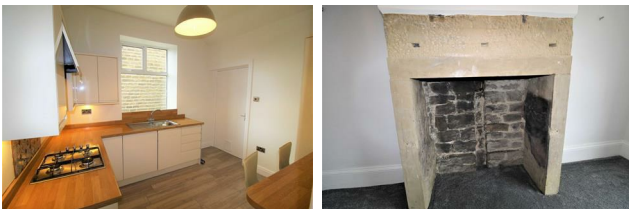
#### **FURTHER INFORMATION**

Council Tax "B"

The local schools are as follows:

Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School.

#### **FURTHER PHOTOS**



#### **TENURE**

Please Note This Property is Lease Hold: "approx 999 years lease" Please confirm details with your solicitor

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555

Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **Council Tax Bands**

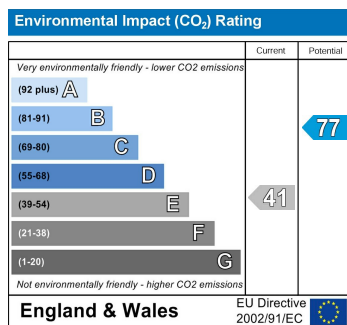
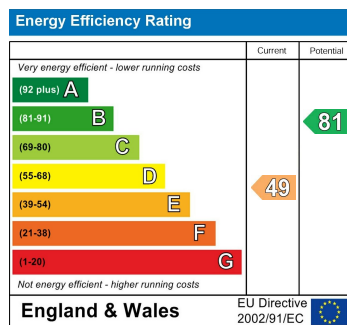
The council Tax Banding is "B"

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Energy Efficiency Graph



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